

# Encanto Neighborhoods



Community Plan Update

## Community Planning Group Meeting #5

Land Use

Economic Prosperity

Public Facilities, Services & Safety

Conservation & Sustainability

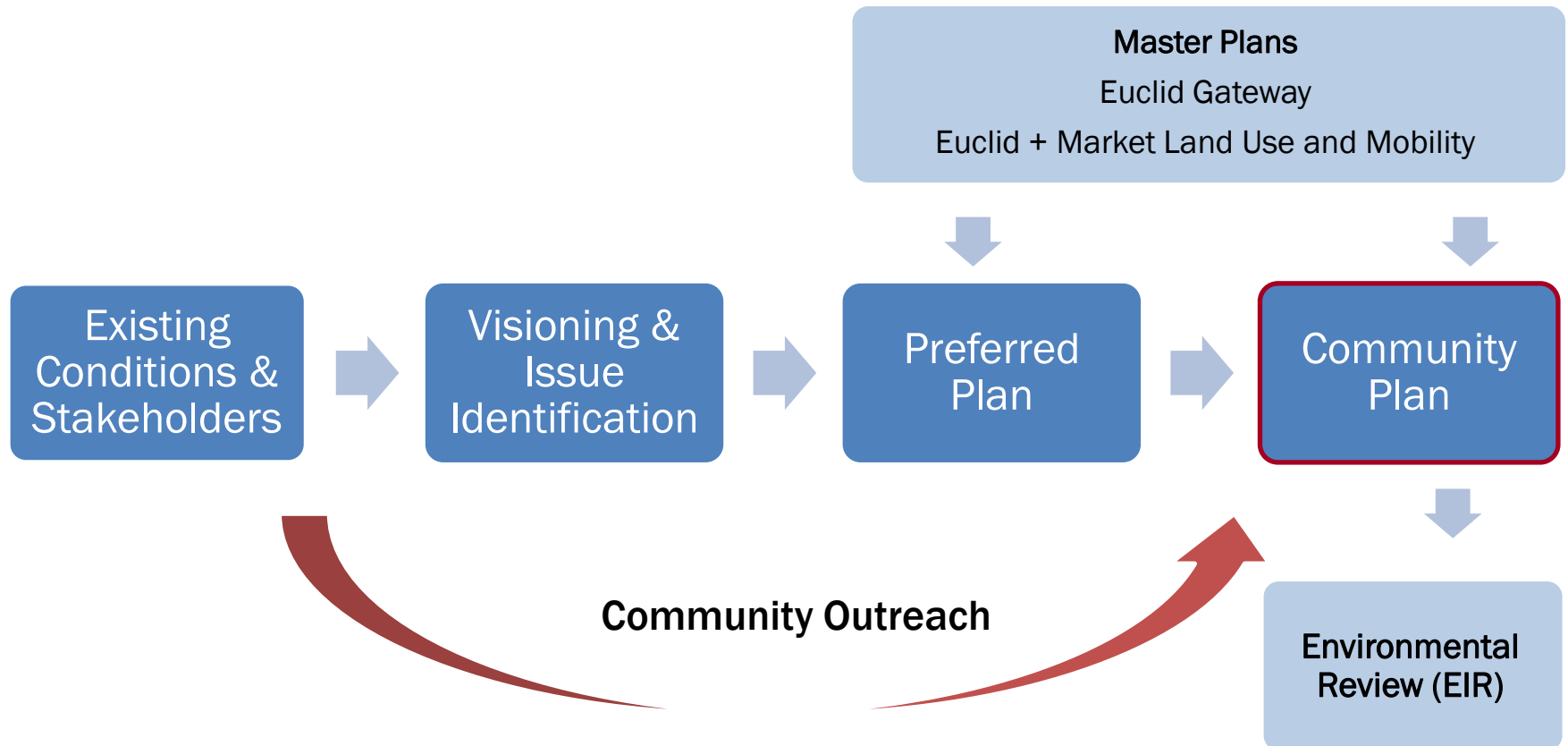
November 18, 2013

# Agenda

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- 1. Community Plan Process Recap**
- 2. Revised Land Use and Zoning**
- 3. Economic Prosperity**
- 4. Public Facilities, Services and Safety**
- 5. Recreation**
- 6. Conservation and Sustainability**
- 7. Next Steps**

# Community Plan Process



# Sequence of Community Plan Elements

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## **Plan Element – Date of CPG Meeting**

Introduction – October 21, 2013

Land Use – October 21, 2013, November 18, 2013

Economic Prosperity – November 18, 2013

Public Facilities & Services – November 18, 2013

Recreation – November 18, 2013

Conservation & Sustainability – November 18, 2013

# Sequence of Community Plan Elements, continued

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## **Plan Element – Date of CPG Meeting**

Urban Design – December 16, 2013

Arts & Culture – December 16, 2013

Historic Preservation – December 16, 2013

National & Euclid Avenues – December 16, 2013

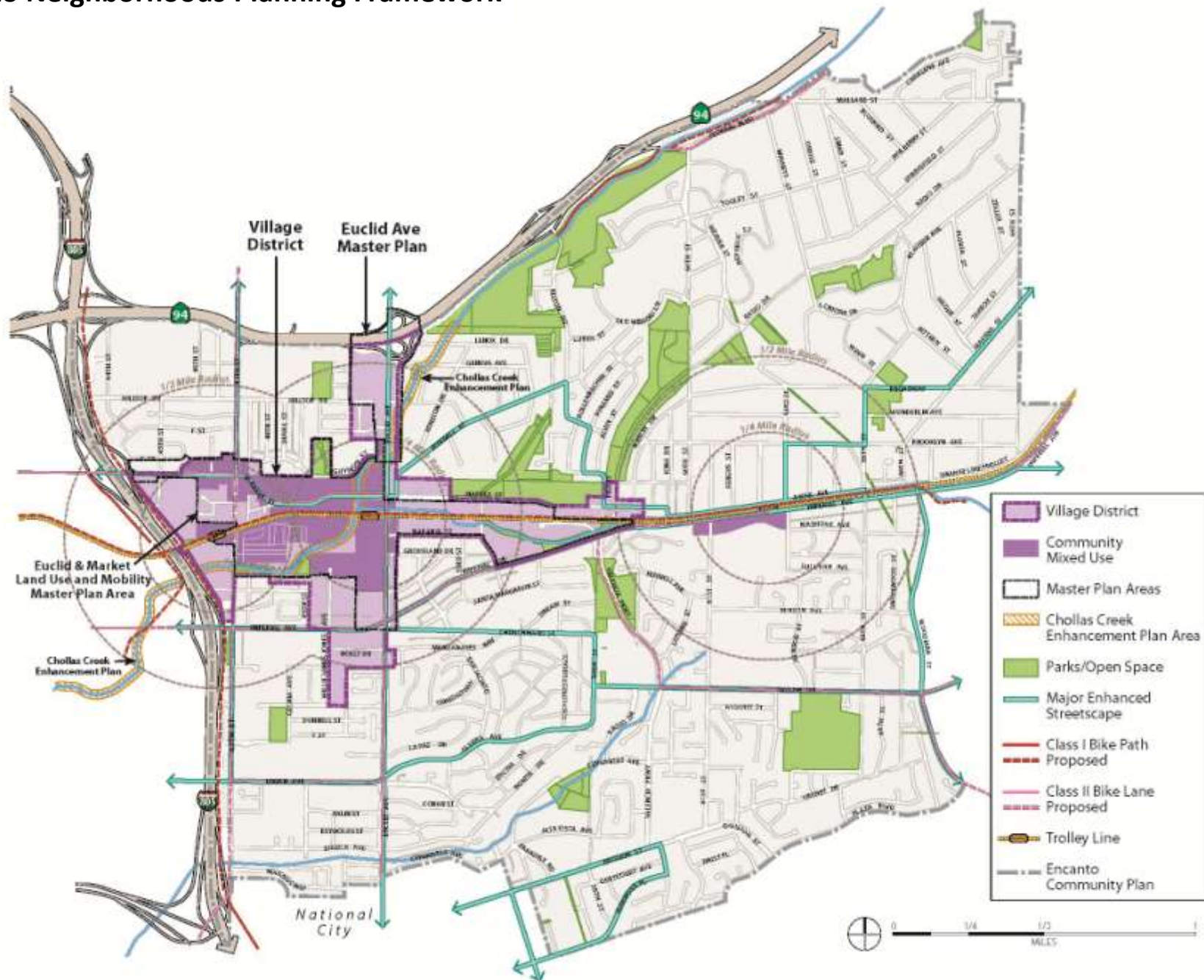
Mobility – February 2014

Implementation – February 2014

***Planning Commission Workshop – December 5, 2013***

***Community Workshop – January 25, 2014***

# Encanto Neighborhoods Planning Framework





# Draft Land Use Element for Encanto Neighborhoods



# Community Land Use Plan (previous)

Trolley Stops
 Trolley Line
 Proposed Streets
 Proposed Ramps
 Village District

**Land Use Classifications**

**Multiple Use**

- Neighborhood Mixed Use
- Community Mixed Use
- Neighborhood Commercial-Residential Permitted

**Residential**

- Residential - Very Low
- Residential - Low
- Residential - Low Medium
- Residential - Medium
- Residential - Medium High

**Commercial, Employment, and Industrial**

- Neighborhood Commercial-Residential Prohibited
- Community Commercial-Residential Prohibited
- Light Industrial
- Business Park

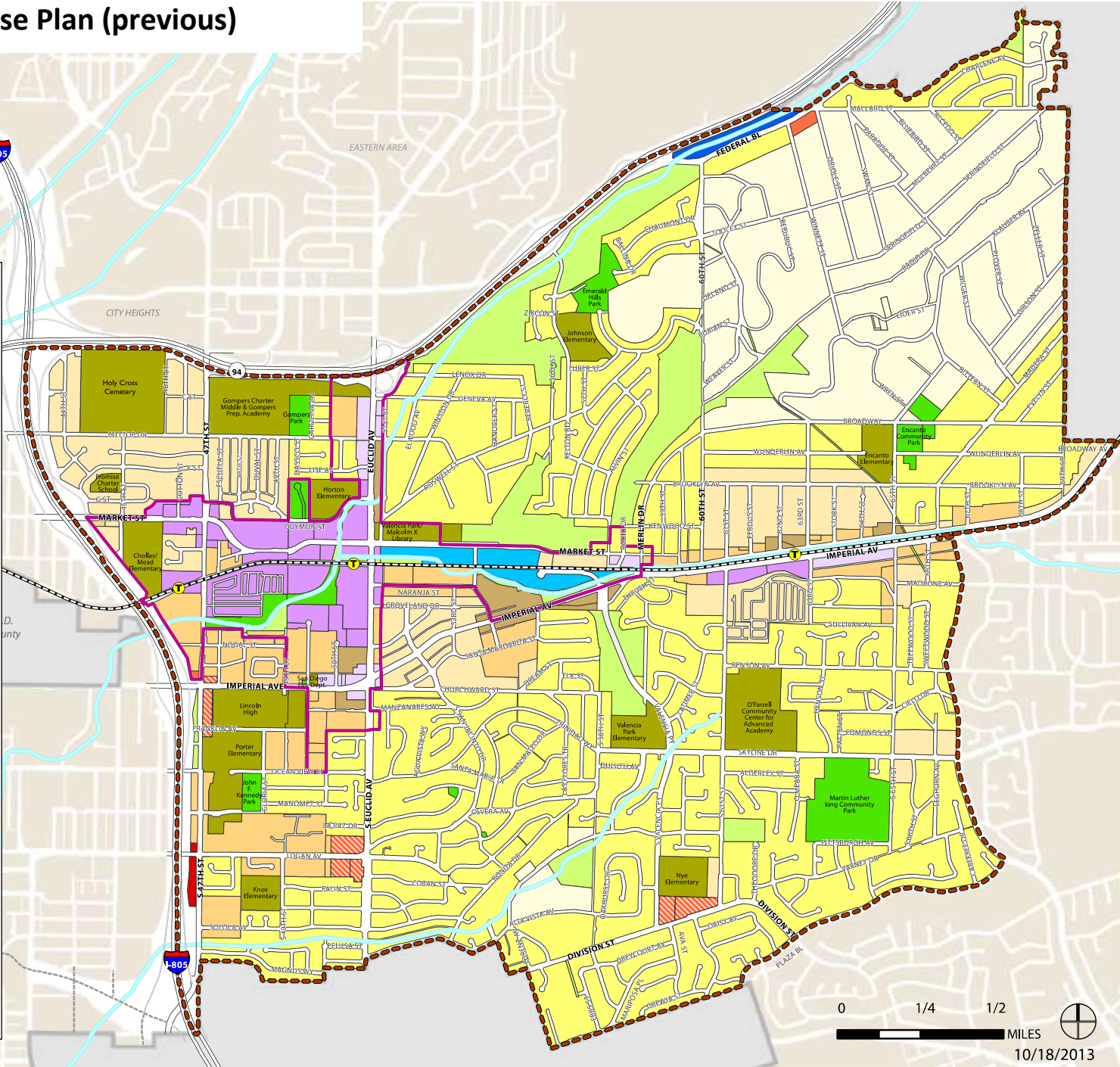
**Institutional and Public/Semi-Public Facilities**

- Institutional

**Parks, Open Space & Recreation**

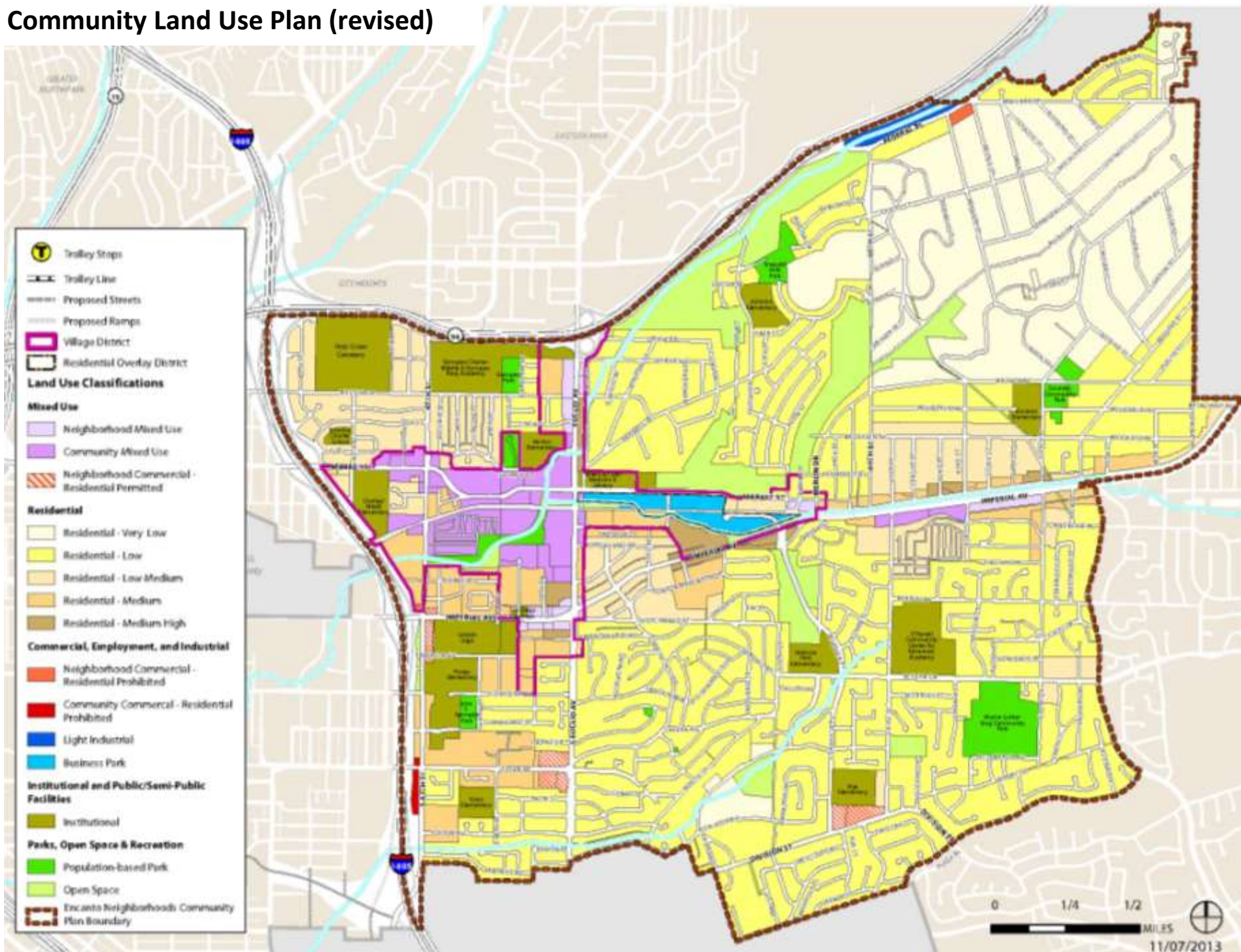
- Population-based Park
- Open Space

Encanto Neighborhoods Community Plan Boundary



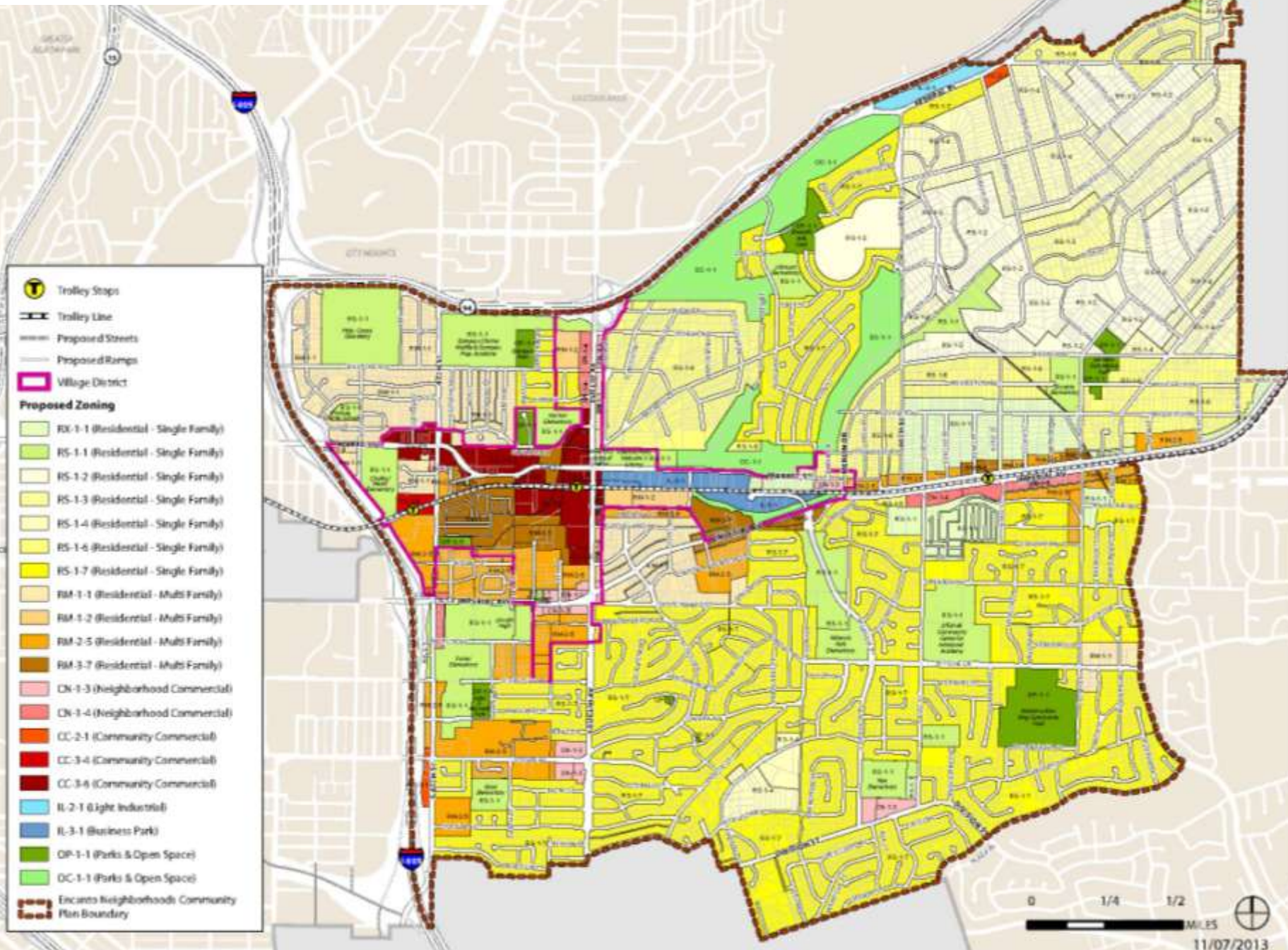


# Community Land Use Plan (revised)





# Zoning (revised)



# Discussion



# Draft Economic Prosperity Element for Encanto Neighborhoods



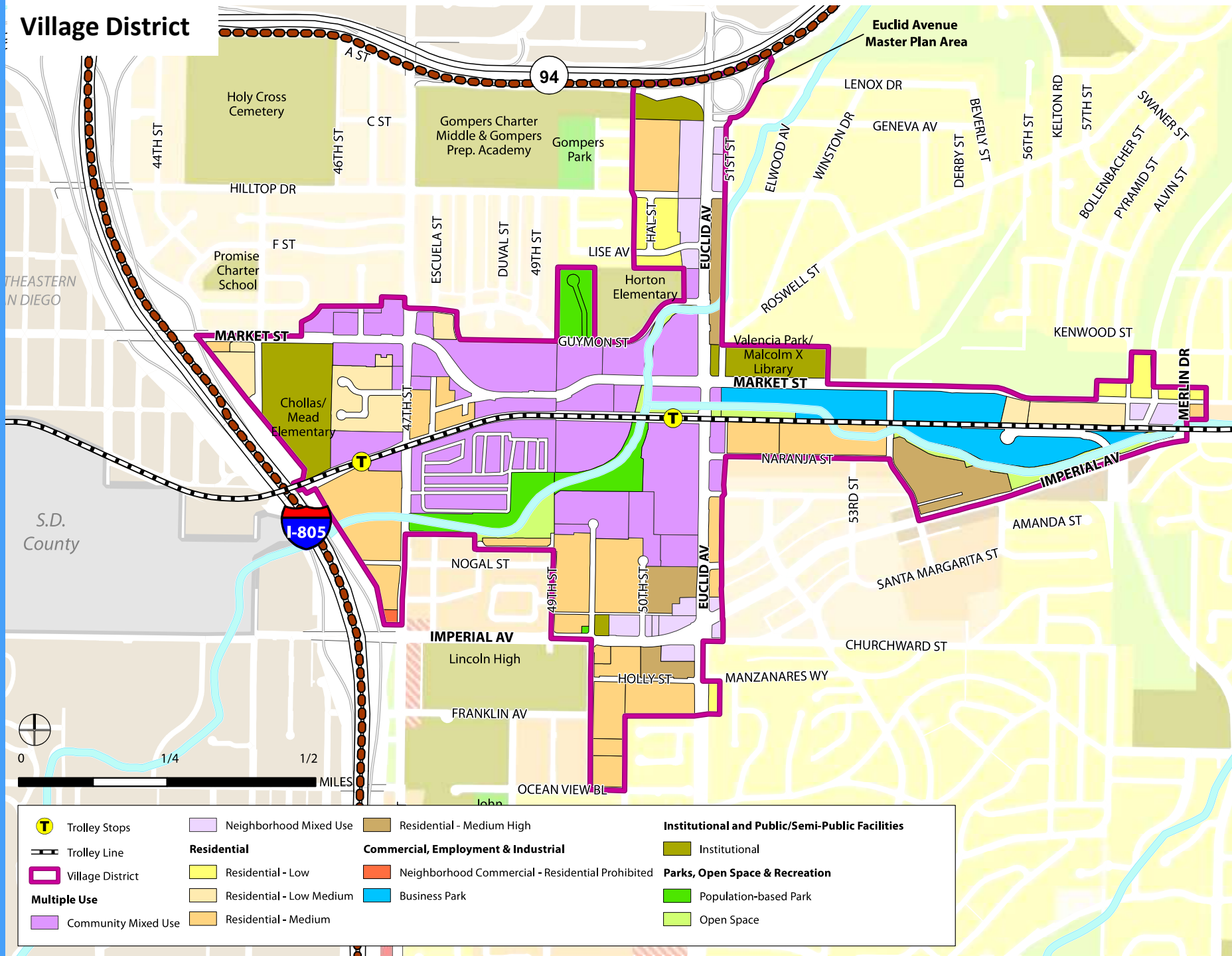
# Economic Prosperity Element Goals

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1. Land use designations that support the stability and growth of **base sector employment opportunities**
2. **Thriving development clusters** that provide a full range of employment opportunities; training and workforce development
3. Development of an **arts and entertainment district** that celebrates historic and culture heritage
4. Develop **Encanto as a destination** that invites and encourages visitors to stop, shop, eat, and explore
5. Promote and support **locally owned and operated businesses**



# Village District



	Trolley Stops		Neighborhood Mixed Use		Residential - Medium High		Institutional and Public/Semi-Public Facilities
	Trolley Line		Residential		Commercial, Employment & Industrial		Institutional
	Village District		Residential - Low		Neighborhood Commercial - Residential Prohibited		Parks, Open Space & Recreation
	Multiple Use		Residential - Low Medium		Business Park		Population-based Park
	Community Mixed Use		Residential - Medium		Open Space		

# Economic Prosperity Policy Examples

- P-EP-8 ... technology-based industries in Valencia Business Park
- P-EP-20 Provide financial, regulatory, and procedural incentives
- P-EP-14 Micro Assessment District to support dining, arts, and entertainment
- P-EP-17 Marketing program to promote the entertainment districts and local events, as well as educate the public about the benefits of patronizing local businesses



# Discussion

# Draft Public Facilities, Services and Safety Element for Encanto Neighborhoods



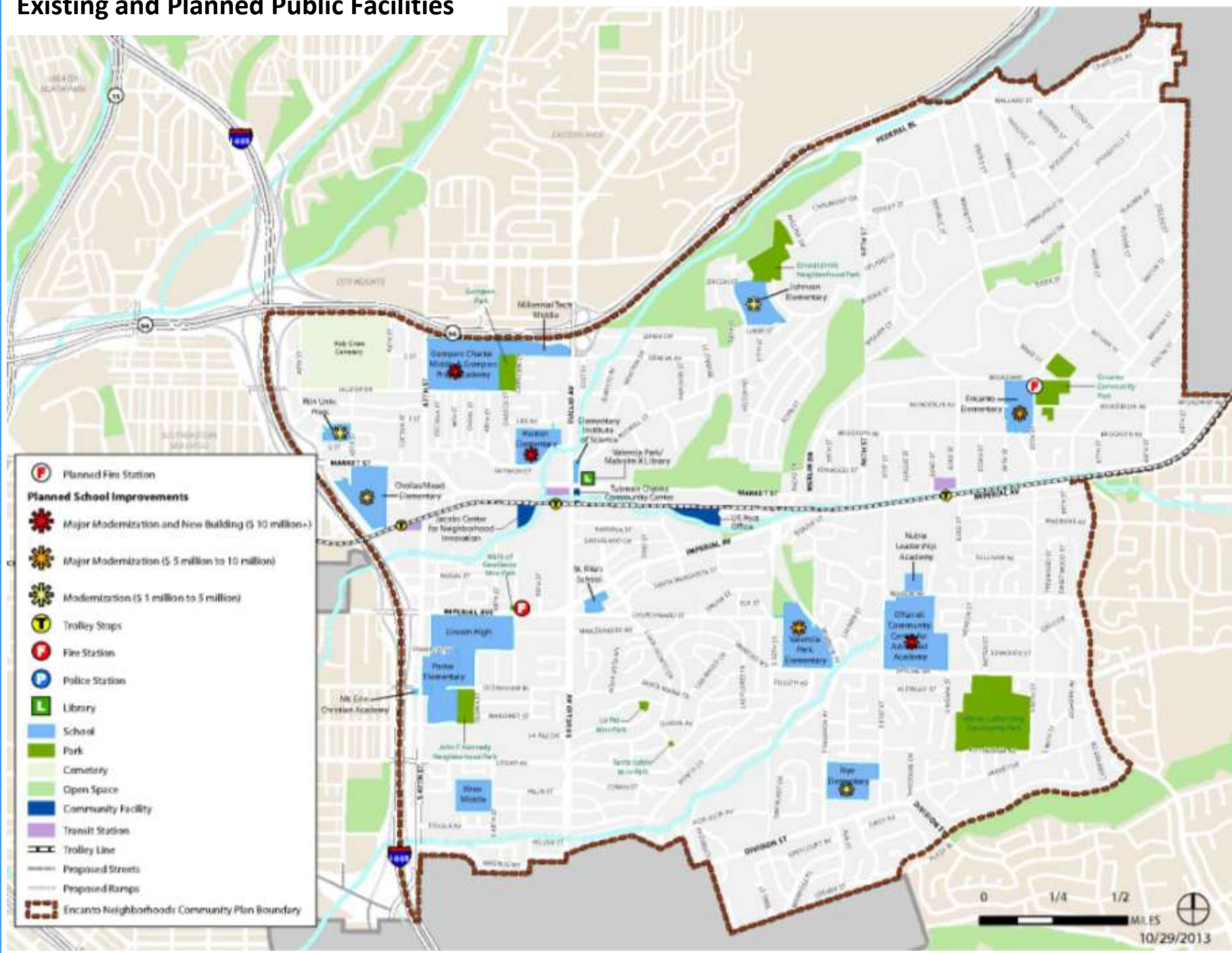
# Public Facilities, Services and Safety Goals

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1. **Police and fire safety facilities** that meet the current and future needs of the community
2. **Public facilities and services** that are available and accessible to the public
3. Long term plan for reliable systems of **water, wastewater, and storm water** that serve the existing and future needs
4. **Minimize exposure to hazardous materials**
5. **Medical facilities** that meet the current and future needs

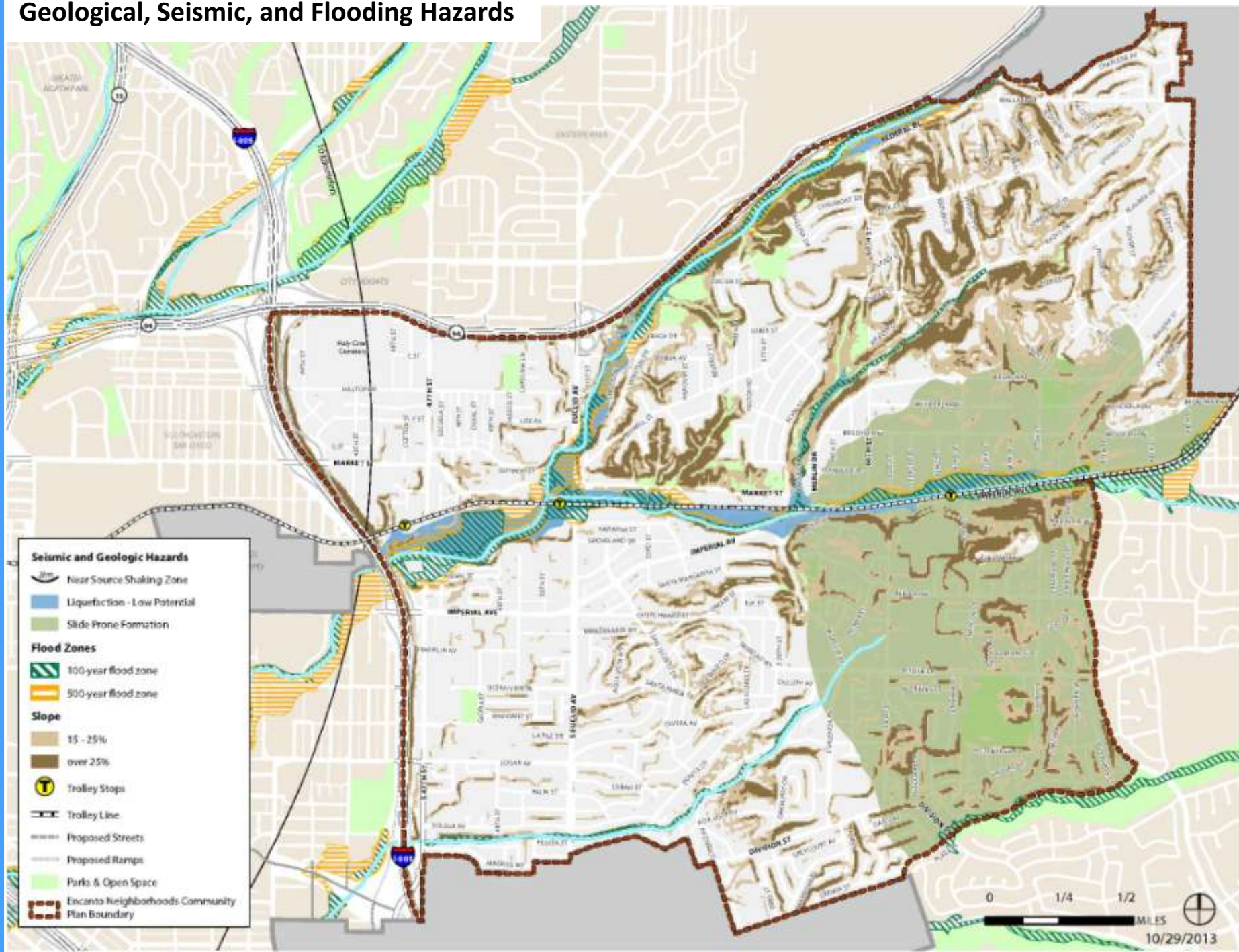


# Encanto Neighborhoods Community Plan Update





# Geological, Seismic, and Flooding Hazards



# Policy Examples - Public Facilities, Services and Safety

- P-PF-7 Maintain a high level of fire protection, including developing new fire stations as needed
- P-PF-8 Work with the school district to transform school facilities into neighborhood focal points
- P-PF-23 Accomplish flood control through the use of natural and/or landscaped facilities
- P-PF-24 Ensure the City's Brush Management Plan is implemented



# Discussion



# Draft Recreation Element for Encanto Neighborhoods





# Recreation Goals

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1. Park and recreation system that meets the needs of a **variety of users** such as children, the elderly, persons with disabilities, and the underserved teenage population
2. Incentives to provide publicly accessible, but **privately maintained open space as part of new development**
3. Expanded recreational opportunities through **joint use or leasing of public and private facilities**
4. Preservation, enhancement of the integrity and **quality of existing parks, open space, and recreation programs**

# Recreation Goals, continued

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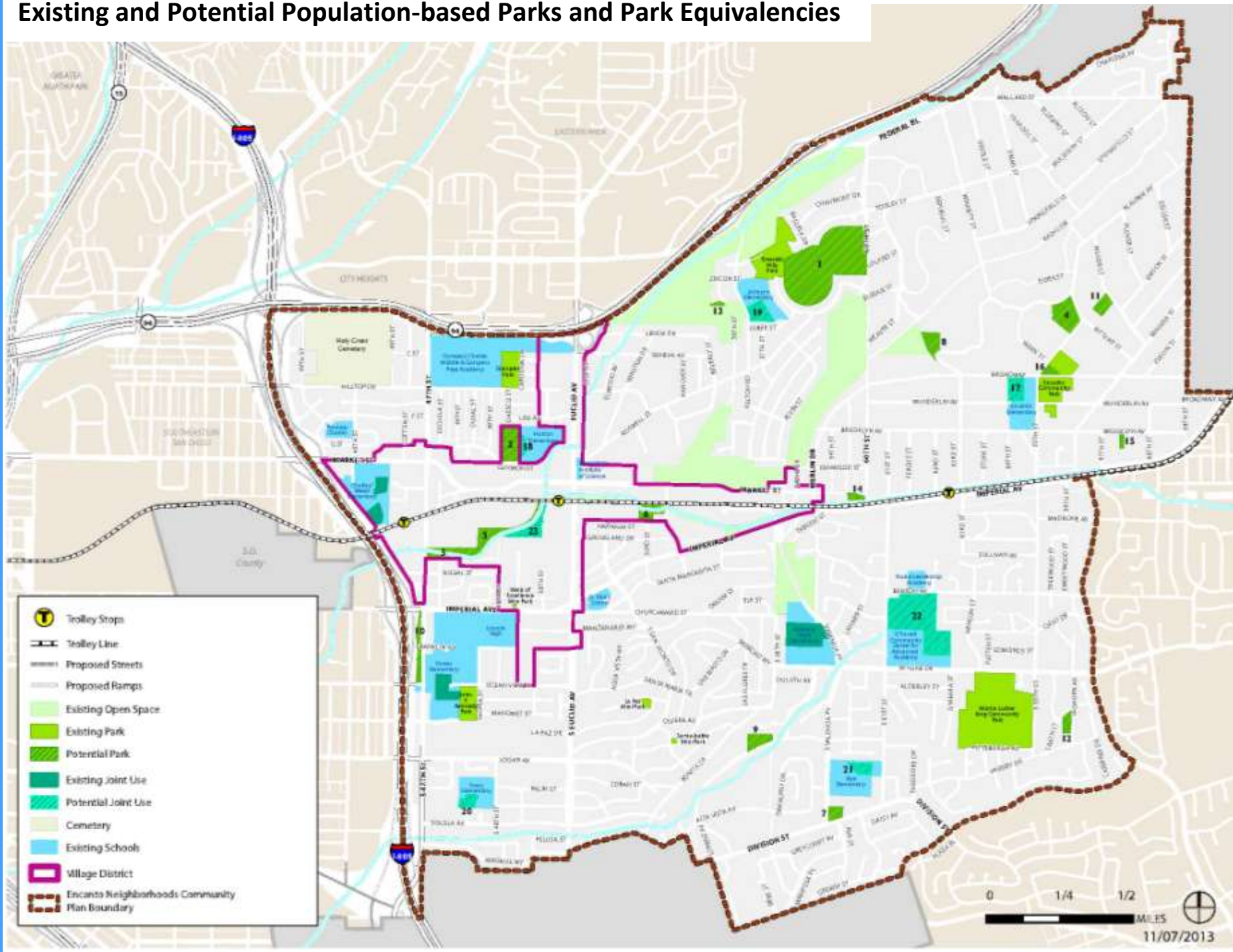
5. “Green” technology and **sustainable practices** in all new and retrofitted projects
6. A comprehensive plan for **pedestrian and bikeway connections** between parks and open space lands
7. Accessible bicycle and pedestrian **trail corridors along Chollas Creek**
8. Optimize access by foot, bicycle, public transit, automobile, and **alternative modes of travel**

# Recreation Goals, continued

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9. Retrofit all existing park and recreational facilities to **accommodate persons with all disabilities**
10. Provide a balance of recreational facilities for **programmed and non-programmed uses**
11. Preservation and management of **Chollas Creek and area canyons**
12. Preservation and management of significant natural resources and **enhancement of outdoor recreation opportunities**

# Existing and Potential Population-based Parks and Park Equivalencies



# Recreation Policy Examples – Population-based Parks and Park Equivalencies

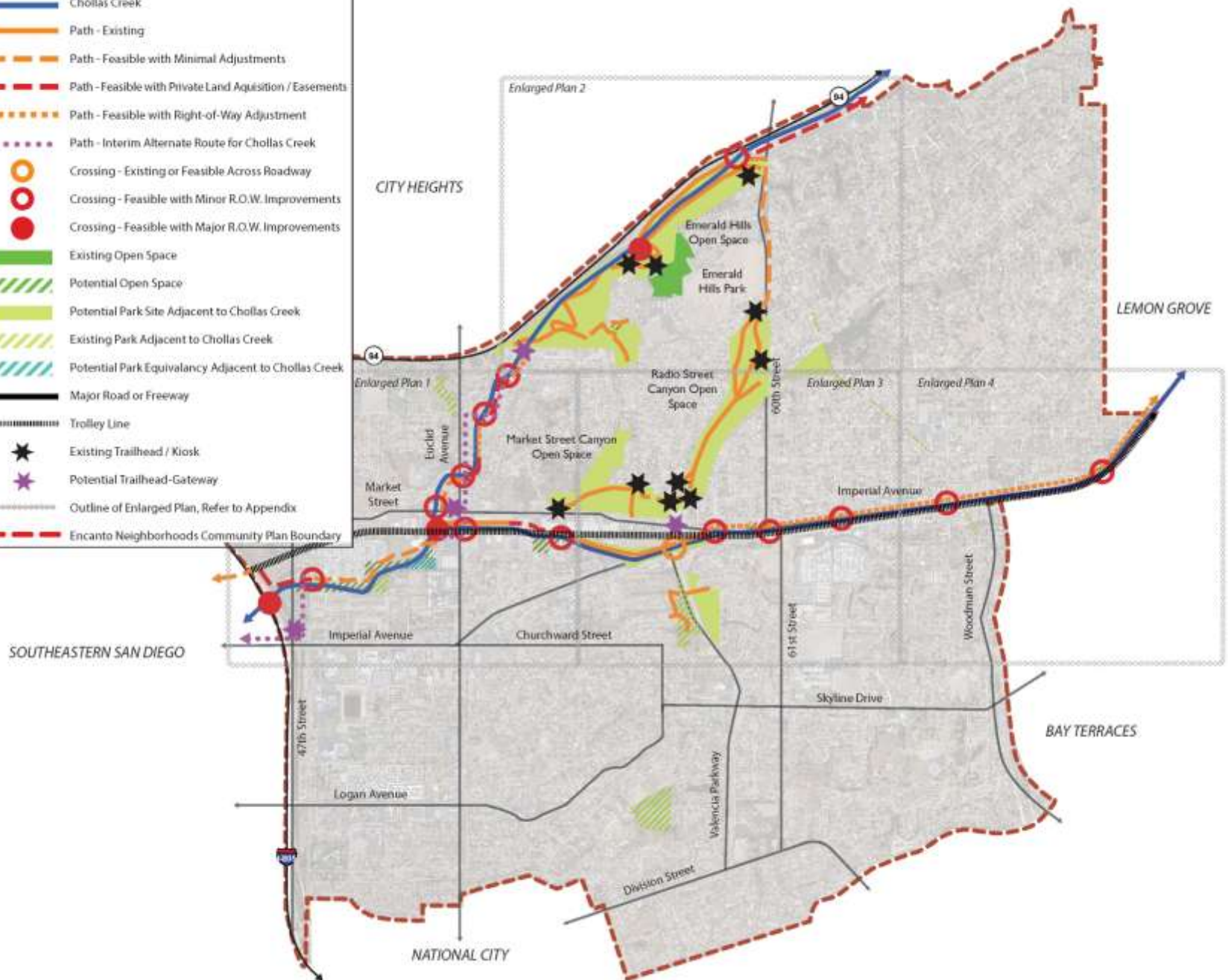
- P-RE-1 Acquire land for new public parks through urban infill and redevelopment proposals
- P-RE-3 Pursue expansion of recreation opportunities through joint use
- P-RE-9 Encourage development of pocket parks and plazas within commercial districts
- P-RE-18 Increase access to senior and youth services, activities and facilities

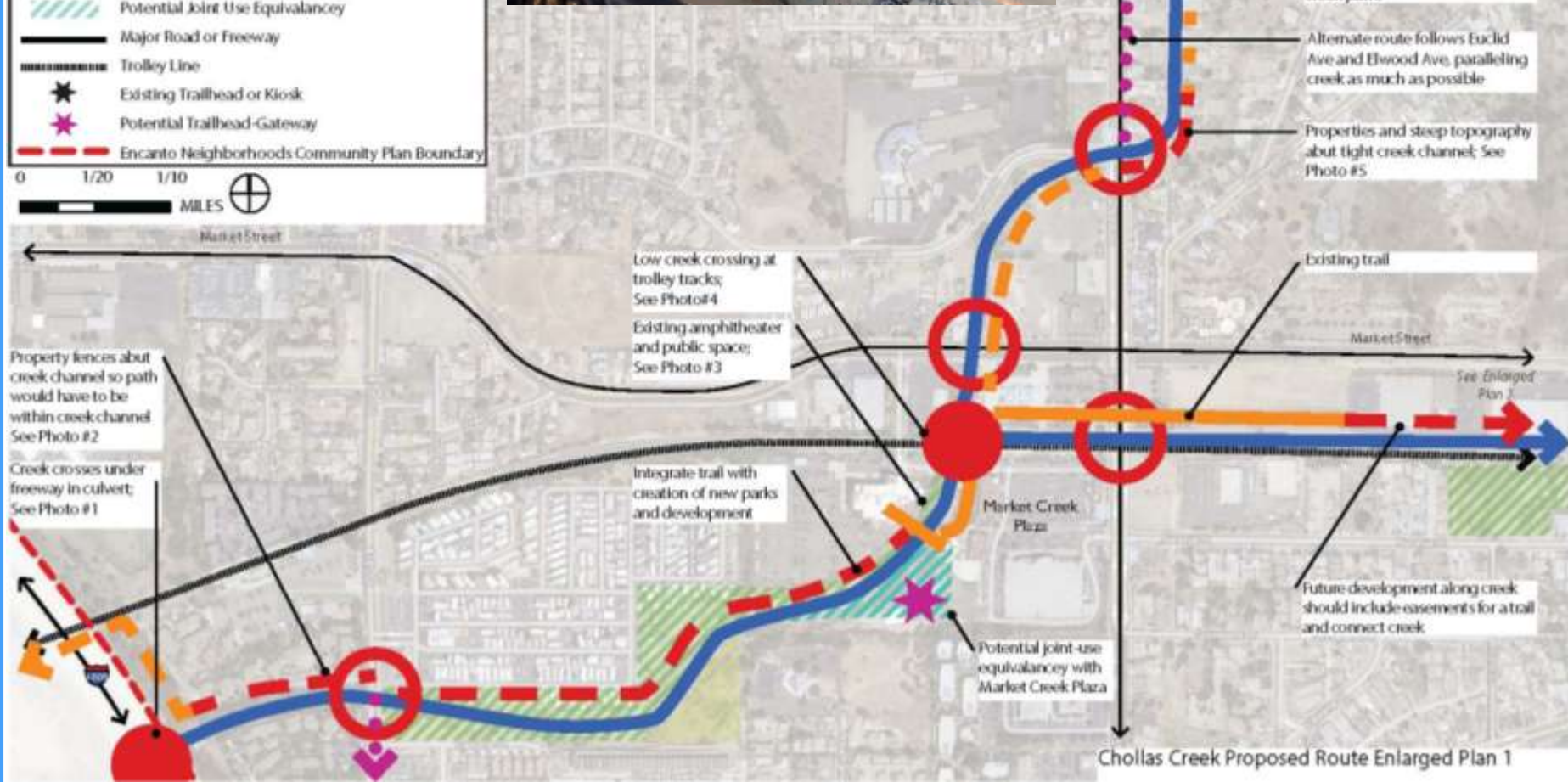




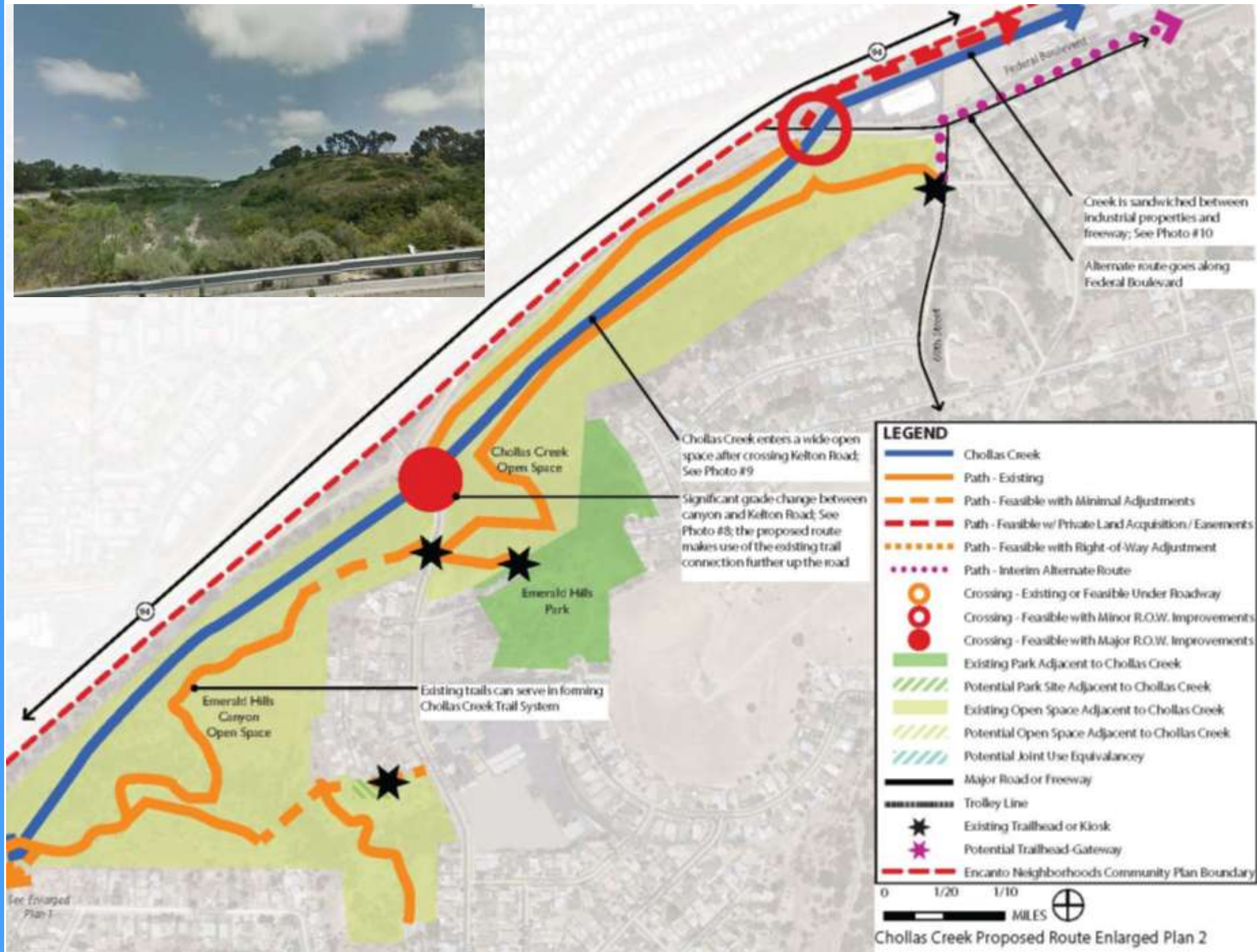
# Open Space and Trails System

## LEGEND







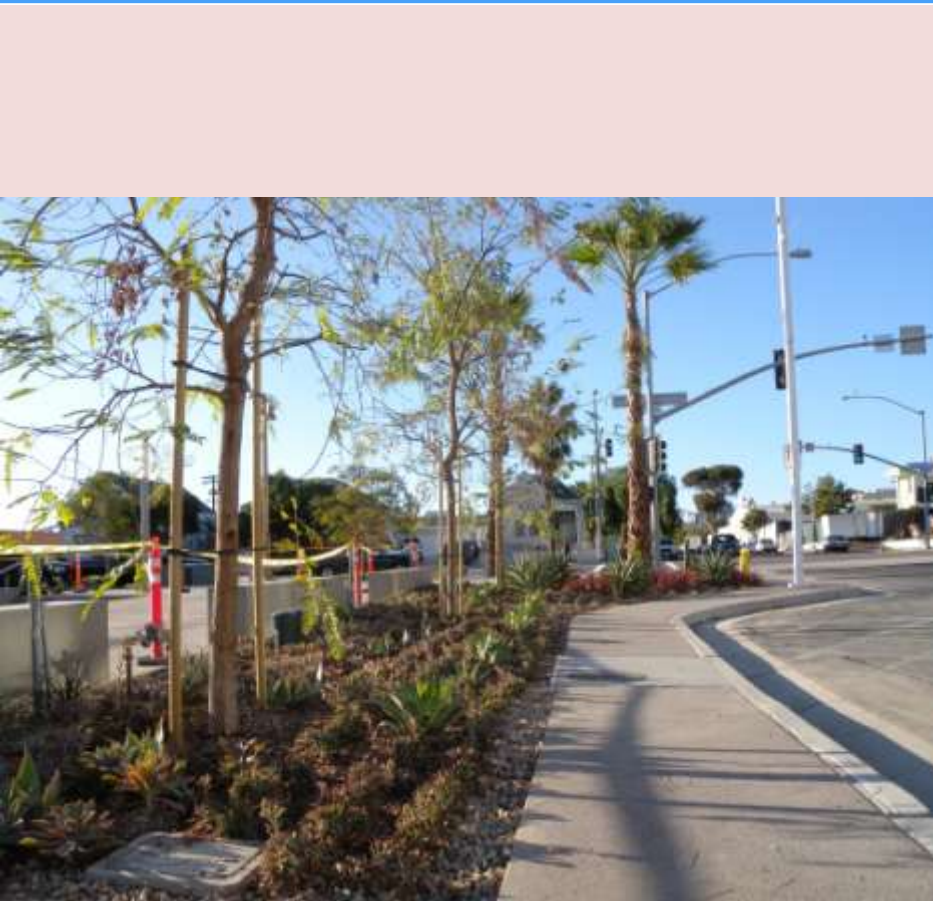






# Discussion

# Draft Conservation and Sustainability Element for Encanto Neighborhoods





# Conservation and Sustainability Goals

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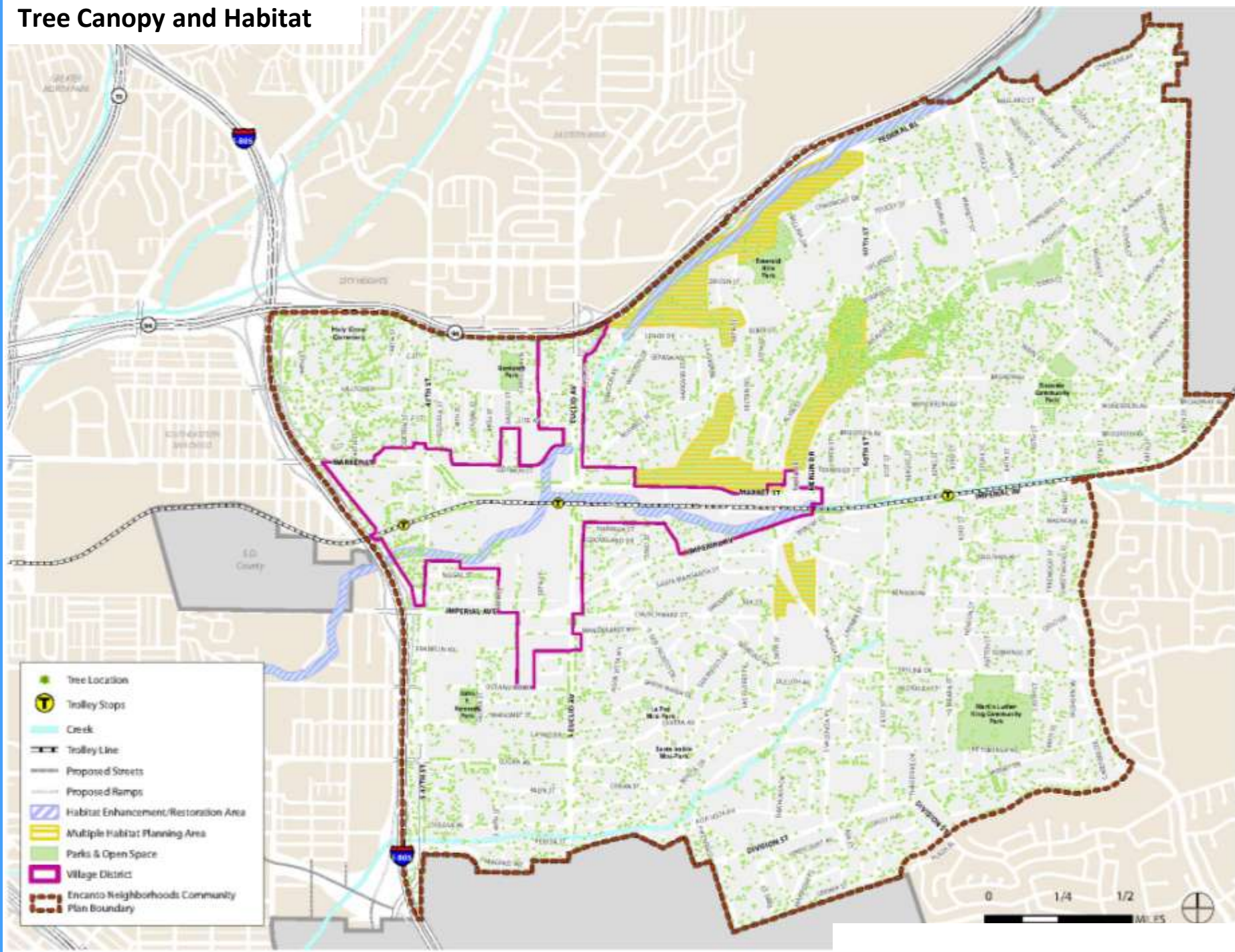
1. Preservation and expansion of the **urban forest**, and creation of a comprehensive planting program...
2. Reduced pollution and greenhouse gas emissions that contribute to global warming, resulting in **improved air quality**
3. **Energy efficiency and alternative energy** strategies, such as on-site production of renewable energy
4. Preserve **creek corridors** as open space and limit potential flooding hazards
5. An ecologically sound **Chollas Creek watershed**

# Conservation and Sustainability Goals, continued

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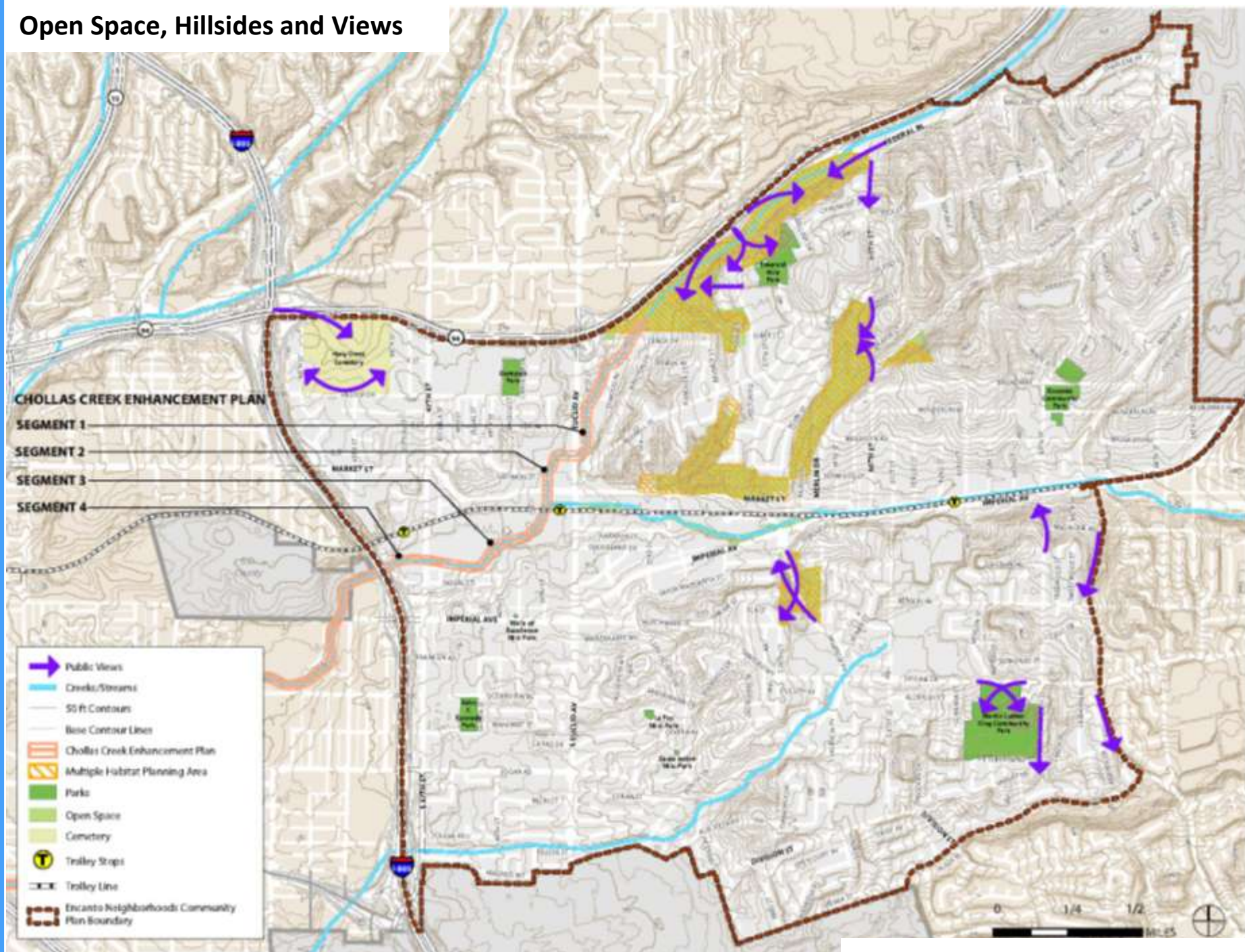
6. Prevent of **urban runoff pollutants** entering waterways through the use of best management practices
7. **Water conservation**, including water-efficient infrastructure, drought tolerant plantings, graywater
8. Urban agriculture opportunities such as **backyard gardening, community gardens, and urban farms**
9. Identify **potential urban agriculture sites** such as under-utilized lots, public property and vacant land

# Tree Canopy and Habitat





# Encanto Neighborhoods Community Plan Update





# Conservation Policy Examples

- P-CS-29 Encourage development to use Low-Impact Development (LID) practices
- P-CS-30 Incorporate bioswales or other LID design practices where there is sufficient public right-of-way
- P-CS-14 Require that hillside development complement the natural character
- P-CS-17 Revegetate graded areas and minimize erosion and soil instability



# Discussion

# Next Steps

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- Feedback form
- Sign-up sheet
- Website:  
<http://www.sandiego.gov/planning/community/cpu/encanto>
- Next Elements of the Plan to be drafted and presented:
  - *Urban Design*
  - *Historic Preservation*
  - *Arts & Culture*
- Next CPG meeting for Encanto: December 16, 2013